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9 TMLF File No. 137989

10 Attorneys for Objecting Creditor, U.S. Bank National Association, as Indenture Trustee on behalf of
11 and with respect to Ajax Mortgage Loan Trust 2016-A, Mortgage-Backed Notes, Series 2016-A

12 UNITED STATES BANKRUPTCY COURT
13
14 SOUTHERN DISTRICT OF CALIFORNIA

15 In re:

16 ROSALVA MENDOZA,
17 aka ROSALBA MENDOZA,

18 Debtor.

Case No. 17-06806-LA13

Judge: Hon. Louise DeCarl Adler

R.S. No: None

STATUS REPORT

Hearing Date: March 7, 2018

Hearing Time: 10:00 a.m.

Courtroom: 118, Department 2

Location: 325 West "F" Street
San Diego, CA 92101

Subject Property Address:
3536 - 3540 CURLEW STREET
SAN DIEGO, CA 92103

23 U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF
24 AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2016-A, MORTGAGE-BACKED
25 NOTES, SERIES 2016-A ("Creditor"), will and hereby files this Status Report as to Creditor's
26 Objection to Amended Plan on February 13, 2018 as Docket No. 43 ("Objection") and as to the real
27 property located at 3536 - 3540 CURLEW STREET, SAN DIEGO, CA 92103 ("Property").
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1 **I. FACTUAL AND PROCEDURAL SUMMARY**

2 1. Counsel for Creditor and Debtor met and conferred regarding the issues raised in
3 Creditor's Objection, and stipulated to plan treatment in resolution of Creditor's Objection.

4 2. The Stipulation on Plan Treatment re: Real Property Located at 3536-3540 Curlew
5 Street, San Diego, CA 92103 was filed February 26, 2018 as Docket No. 46 ("Stipulation"). More
6 specifically, the Stipulation contained, in part, the following agreements:

7 a. To allow the Stipulation to act as a pre-confirmation modification to the Amended
8 Plan in order to provide for Creditor's pre-petition arrears, as stated on its proof of claim, if
9 timely filed; otherwise if a proof of claim is not timely filed, the amount stated in the
10 Stipulation, \$12,453.23, shall be the stated arrears to be paid through the confirmed plan;

11 b. Payment of Creditor's pre-petition arrears to Creditor through the Chapter 13 Trustee;
12 the monthly cure payment to Creditor shall be \$207.55 per month for 60 months;

13 c. Debtor shall tender the post-petition payment directly to Creditor in accordance with
14 the terms and conditions of the Stipulation.

15 3. An order granting the stipulation, but not making any decision on potential or existing
16 11 U.S.C. § 109(e) issues, was uploaded via the Court's Order Upload system on February 26, 2018.

17 4. The proposed order on the Stipulation will withdraw Creditor's Objection and waive
18 Creditor's appearance at the March 7, 2018 confirmation hearing. Creditor respectfully requests that
19 the Stipulation be granted and that its appearance at the hearing is waived.

20 DATED: February 26, 2018

THE MORTGAGE LAW FIRM, PLC

21 BY: /s/ Renee M. Parker

22 Renee M. Parker, Esq,

23 Attorneys for Creditor, U.S. Bank National Association,
24 as Indenture Trustee on behalf of and with respect to
25 Ajax Mortgage Loan Trust 2016-A, Mortgage-Backed
26 Notes, Series 2016-A
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